

# Executive Summary

**Avison Young** has been engaged by ownership as exclusive agent to sell 62 Seventh Avenue, aka 200 West 14th Street, (the "Property"), a mixed-use corner building in the West Village. Featuring 126 feet of wraparound frontage on the corner of Seventh Avenue and 14th Street, the five-story building spans 12,239 ± square feet across twelve (12) residential apartments, six (6) ground-floor retail spaces and an antenna on the roof. The Property has been under the same ownership for over 40 years.

The residential units are comprised of eight (8) one-bed one-bath units, one (1) three-bed two-bath, one (1) three-bedroom one-bathroom and two (2) four-bed two-bath units. Of the twelve (12) residential units, six (6) are free market and six (6) are rent stabilized. Significant rental increases in the deregulated units can be captured effortlessly by implementing cosmetic upgrades. The commercial component of the Property includes a spa, juice seller, pawn shop, computer servicer, convenience store and soon a vegan pastry shop will be occupying the vacant unit. The retail units benefit from the heavily trafficked retail corridor along 14th Street and Seventh avenue. Within a two-block radius of the Property there are grocers including Whole Foods Market and Trader Joes, gyms including Equinox and Blink Fitness as well as popular dining options including the Spotted Pig, Dos Toros Taqueria and Momofuku Noodle Bar.

The 14th Street subway station is currently under construction to enable wheelchair accessibility. As a result of the work being conducted on the southwest corner of 14th Street and seventh Avenue, the MTA is contractually obligated to complete the project with the following Property upgrades: replace the existing sidewalks with new sidewalks along 14th Street and seventh Avenue which will render the storefronts ADA accessible and create a new under-sidewalk storage area, accessible via the existing basement door, for the Property's exclusive use. In addition, ownership is replacing the two entryway doors and has already begun work on the cooking gas line upgrade and meter replacement which should be completed in the beginning of Summer 2023.

The Property's ideal location offers immediate access to immense dining, entertainment, shopping destinations and numerous transportation lines sitting a short walk from the 14th Street-8th Avenue and 14th Street-6th Avenue Stations servicing the



**Asking Price: \$11,950,000**

## Property Details

Address	62 Seventh Avenue (aka 200 West 14th Street)
Block/Lot	618/32
Lot Dimensions	26' X 100'
Lot Size	2,600 SF
Existing Building	12,239 SF
Stories	5
Total Units	18
Commercial Units	6 + Cell Antenna
Residential Units	12

Zoning	C6-3A
Max Residential FAR	7.52
Residential ZFA	19,552 SF
Unused FAR	7,313 SF
Tax Class	2
Assessed Value (23/24)	\$2,490,750
Tax Rate	12.267%
RE Taxes (23/24)	\$305,540

# Highlights



Corner location on  
prime retail corridor  
in West Village



126 feet of wraparound  
frontage along West 14th  
Street and Seventh Avenue



Ability to boost fair  
market unit rents through  
cosmetic upgrades



Short walking distance to  
numerous neighborhood  
hotspots and transportation  
options including 14th Street  
subway stations servicing  
the **A C E F M L 1 2 3**



62 Seventh Avenue